

APPLICATION for SUBDIVISION

SUB # 2009-0006

[must use black ink or type]

PROPERTY LOCATION: 212 and 214 E. Spring St., Alexandria, VA 22301

TAX MAP REFERENCE: #053.02-02-29 + #053.02-02-30 ZONE: R-2-S

APPLICANT'S NAME: Brett and Susan Thompson

ADDRESS: 212 E. Spring St., Alexandria, VA 22301

PROPERTY OWNER NAME: Brett and Susan Thompson

ADDRESS: 212 E. Spring St., Alexandria, VA 22301

SUBDIVISION DESCRIPTION: Property line adjustment

THE UNDERSIGNED hereby applies for a Subdivision in accordance with the provisions of Section 11-1700 of the Zoning Ordinance of the City of Alexandria, Virginia.

THE UNDERSIGNED, having obtained permission from the property owner, hereby grants permission to the City of Alexandria to post placard notice on the property for which this application is requested, pursuant to Article XI, Section 11-301 (B) of the 1992 Zoning Ordinance of the City of Alexandria, Virginia.

THE UNDERSIGNED also attests that all of the information herein provided and specifically including all surveys, drawings, etc., required of the applicant are true, correct and accurate to the best of their knowledge and belief.

Brett Thompson / Susan Thompson
Print Name of Applicant or Agent

[Signature]
Signature

212 E. Spring St.
Mailing/Street Address

202-253-1480
Telephone #

202-551-9966
Fax #

email: Brett.L.Thompson@gmail.com

Alexandria, VA 22301
City and State Zip Code

10/20/09
Date

===== DO NOT WRITE BELOW THIS LINE - OFFICE USE ONLY =====

Application Received: _____ Date & Fee Paid: _____ \$ _____

ACTION - PLANNING COMMISSION: _____

Subdivision # 2009-0006

All applicants must complete this form.

1. The applicant is the (check one):

☒ Owner ☐ Contract Purchaser

☐ Lessee ☐ Other: _____

State the name, address and percent of ownership of any person or entity owning an interest in the applicant, unless the entity is a corporation or partnership in which case identify each owner of more than ten percent.

None

If property owner or applicant is being represented by an authorized agent such as an attorney, realtor, or other person for which there is some form of compensation, does this agent or the business in which the agent is employed have a business license to operate in the City of Alexandria, Virginia?

☐ Yes. Provide proof of current City business license

☐ No. The agent shall obtain a business license prior to filing application, if required by the City Code.

☒ N/A

Subdivision # 2009-0006

2. Please describe the existing and proposed use of the property(ies). Include a description of any structures, trees and landscaping, or other elements that occupy the property(ies).

As owners of both lots, we wish to adjust the property line to allow for open space for a usable backyard for children. The proposed lots are consistent with the character of the neighborhood, consistent with pre-1992 lot rules for semi-detached and single family lots, and consistent with existing lots in the neighborhood (see attached analysis). Existing houses will continue to comply with current F.A.B., setback and open space requirements if subdivision is approved.

~~We are applying under the rezoning rule - please see attached narrative and justification.~~ Revised 2/3/10

This 2nd amendment to our initial application for 212 and 214 E. Spring Street reflects the compromise proposed in our discussions with the Del Ray Citizens Association Land Use Committee and the City of Alexandria. This compromise is a "win-win" because it complies with all zoning requirements, reflects the character of the neighborhood and is consistent with our initial application as follows:

As owners of both lots, we wish to adjust the property line to allow for open space for a usable backyard for children. The proposed lots are consistent with the character of the neighborhood, consistent with current rules for semi-detached and single family lots, and consistent with existing lots in the neighborhood (see attached analysis). Existing houses will continue to comply with current F.A.R., frontage, width, setback and open space requirements if subdivision is approved.

Subdivision # 2009-0006

WAIVER OF RIGHT TO AUTOMATIC APPROVAL

*SUBMITTED TO
THE DEPARTMENT OF PLANNING AND ZONING
CITY OF ALEXANDRIA, VIRGINIA*

SUBDIVISION # _____

Project Name: 212 and 214 E. Spring St., Alexandria, VA 22301

Project Address: 212 and 214 E. Spring St., Alexandria, VA 22301

Description of Request: Adjust property line to allow for
open space to accomodate a
growing family.

The undersigned hereby waives the right to the 45 day automatic approval provision of Section 11-1708 (B)(2) of the Zoning Ordinance of the City of Alexandria, Virginia, for the application stated above.

Date: 10/20/09

☒ Applicant

☐ Agent

Signature: _____

Printed Name: Brett Thompson / Susan Thompson

SUBDIVISION #2009-0006
212 AND 214 EAST SPRING STREET

BRETT AND SUSAN THOMPSON

REQUEST AND STATEMENT OF JUSTIFICATION FOR VARIATION FROM THE STRICT ADHERANCE TO THE R-2-5 ZONE LOT FRONTAGE AND LOT WIDTH REQUIREMENTS SET FORTH IN SECTIONS 3-500 (B) AND (C) OF THE ALEXANDRIA ZONING ORDINANCE, 1992, AS AMENDED (THE "ORDINANCE") PURSUANT TO SECTION 11-1713 (E) OF THE ORDINANCE.

Brett and Susan Thompson (the "Applicants") are requesting a plat of resubdivision and boundary adjustment of the existing lot line between their single-family residence at 212 East Spring Street (City of Alexandria Tax Parcel 053.03 02 29) and an adjacent semi-detached dwelling unit they own at 214 East Spring Street (City of Alexandria Tax Parcel 053.03 02 30). Both properties are composed of lots created by the 1926 subdivision of a triangular tract of land generally bounded on the south by E. Braddock Road, the north by the lots on the north side of East Spring Street, and on the east by Mount Vernon Avenue and designated as Section Two TEMPLE PARK dedicated, platted and recorded in Deed Book 86 at page 377 among the Land Records of the City of Alexandria, Virginia (a copy of the subdivision plat is attached). As planned, all of the lots in the Temple Park Subdivision are twenty-five (25') feet wide and, on East Spring Street, one hundred (100') feet deep; the exceptions being due to the geometry of the tract of land requiring different dimensions; for instance, see lot 103 on the south side of East Spring Street. The depths of lots on other blocks vary based on the geometry of the particular block, but the twenty-five (25') foot lot width is consistent throughout the entire subdivision. The lots on the North West corner of E. Braddock Road and Mount Vernon Avenue were resubdivided into smaller townhouse lots in the 1980s.

The single-family lot at 212 East Spring Street consists of lots 22 and 23 of the original Temple Park Subdivision and the semi-detached unit at 214 East Spring Street consists of lot 24 and ½ of lot 25 of the original Temple Park Subdivision. The semi-detached lot was created by a 1948 subdivision of three original Temple Hill lots; 24, 25 and 26. When created, and until the adoption of the Ordinance, single family lots required fifty (50') feet of frontage and semi-detached units required twenty-five (25') feet of lot frontage and width. The majority of the Temple Park Subdivision was developed as an eclectic community of single-family dwellings on fifty (50') foot home sites and semi-detached dwellings on twenty-five (25') foot lots. There are anomalies to this pattern, including the semi-detached dwelling at 214 East Spring on a thirty-seven and a half (37.5') foot lot and 210 East Spring Street, a single family dwelling on three (3) original twenty five (25') foot lots.

The Applicants are requesting that the boundary between their properties be adjusted by shifting the common line east by nine (9' 6") feet six inches, increasing the lot area, lot frontage and width of the of the single-family lot and reducing the lot area, frontage and width of the semi-detached dwelling lot. The resulting lots meet or exceed the lot size, FAR, open space and setback requirements of the R-2-5 zone regulations with the exception of the current semi-detached lot frontage and width requirements. If approved, the resulting semi-detached lot would be consistent with pre 1992 lot rules and would still exceed the historic lot frontage and width of the other semi-detached dwellings in the original Temple Park Subdivision by three (3') feet.

Section 11-1713 of the Ordinance permits the Planning Commission to approve this request through the variation process to address specific circumstances where the application of the general rules creates a substantial injustice. Specifically, under 11-1713 (E), in this case where the lots that are the subject of the application were subdivided prior to 1952, and the subdivision created a scheme of development where zoning requirements for single family and semi-detached dwellings were the same as today, but for a subsequent change in regulations affecting lot frontage and width not envisioned in 1929 and 1948, makes adherence to the Ordinance a substantial injustice.

The strict adherence to the frontage and lot width requirements of the R-2-5 Zone regulations would result in a substantial injustice and unreasonable burden on the use and enjoyment of the Applicants' property - a burden that is greater than the benefit to the public if such regulations were strictly enforced. As stated, the general character of the lots in the Temple Park Subdivision are single-family and semi-detached dwelling units constructed on twenty-five (25') foot lots. The fundamental character of the Temple Park Subdivision and the surrounding subdivision of Brenton to the north are not changed by the adjustment of the lot line between the Thompsons' two properties, but it would transfer additional land to their home creating additional open and usable space for their family. In this instance, the quality of life for the Thompsons is enhanced and there is no corresponding public detriment. The resulting use of both parcels is consistent with the character of the neighborhood and the immediate area - meeting all requirements for the Planning Commission to approve a variation under 11-1713 (E).

Brett and Susan Thompson, 212 and 214 E. Spring Street, Alexandria, VA 22301

Analysis of Semi-Detached Houses (Adjacent or Adjoining Streets)

<u>Address</u>	<u>Lot Sq Ft</u>	
216 E. Spring St.	3750	
205B E. Spring St.	3450	
114 Adams Ave.	3200	
219 Adams Ave.	2955	
905 Little St.	2893	
100A E. Braddock Rd.	2835	
214 E. Spring St.	2810	(*Reflects lot size of proposed semi-detached lot)
100B E. Braddock Rd.	2641	
12 E. Spring St.	2502	
102 E. Spring St.	2500	
104 E. Spring St.	2500	
205A E. Spring St.	2500	
207 E. Spring St.	2500	
207A E. Spring St.	2500	
4 E. Spring St.	2500	
6 E. Spring St.	2500	
8 E. Spring St.	2500	
10 E. Spring St.	2500	
903 Little St.	2500	
112 Adams Ave.	2500	
202 Adams Ave.	2500	
202 1/2 Adams Ave.	2500	
204 Adams Ave.	2500	
204 1/2 Adams Ave.	2500	
206 Adams Ave.	2500	
206 1/2 Adams Ave.	2500	
208 Adams Ave.	2500	
208 1/2 Adams Ave.	2500	
210 Adams Ave.	2500	
210 1/2 Adams Ave.	2500	
214 Adams Ave.	2500	
216 Adams Ave.	2500	
217 Adams Ave.	2400	
215 Adams Ave.	2370	
213 Adams Ave.	2370	
211 Adams Ave.	2340	
209 Adams Ave.	2340	
207 Adams Ave.	2340	
201 Adams Ave.	2310	
205 Adams Ave.	2280	
203 Adams Ave.	2280	
113 Adams Ave.	2220	
111 Adams Ave.	2220	
109 Adams Ave.	2220	
107 Adams Ave.	2220	
28 E. Braddock Rd.	2213	
26 E. Braddock Rd.	2035	
117 Adams Ave.	1900	
115 Adams Ave.	1875	

Proposed semi-detached lot
(in yellow) will still be larger
than surrounding semi-detached
properties highlighted in blue.

Brett and Susan Thompson, 212 and 214 E. Spring Street, Alexandria, VA 22301

Analysis of Semi-Detached Houses (Adjacent or Adjoining Streets)

Address	Frontage (ft)
100B E. Braddock Rd.	21
100A E. Braddock Rd.	21
205 E. Spring St.	24
205A E. Spring St.	24
207 E. Spring St.	24
207A E. Spring St.	24
102 E. Spring St.	24.5
104 E. Spring St.	24.5
4 E. Spring St.	25
6 E. Spring St.	25
8 E. Spring St.	25
10 E. Spring St.	25
12 E. Spring St.	25
905 Little St.	25
903 Little St.	25
202 Adams Ave.	25
202 1/2 Adams Ave.	25
204 Adams Ave.	25
204 1/2 Adams Ave.	25
206 Adams Ave.	25
206 1/2 Adams Ave.	25
208 Adams Ave.	25
208 1/2 Adams Ave.	25
210 Adams Ave.	25
210 1/2 Adams Ave.	25
214 Adams Ave.	25
216 Adams Ave.	25
26 E. Braddock Rd.	26
28 E. Braddock Rd.	26
214 E. Spring St.	28.1
219 Adams Ave.	30.5
217 Adams Ave.	30.5
215 Adams Ave.	30.5
213 Adams Ave.	30.5
211 Adams Ave.	30.5
209 Adams Ave.	30.5
207 Adams Ave.	30.5
205 Adams Ave.	30.5
203 Adams Ave.	30.5
201 Adams Ave.	30.5
117 Adams Ave.	30.5
115 Adams Ave.	30.5
113 Adams Ave.	30.5
111 Adams Ave.	30.5
109 Adams Ave.	30.5
107 Adams Ave.	30.5
216 E. Spring St.	37.5

Proposed semi-detached lot
(in yellow) will still have more
frontage than surrounding
semi-detached properties
highlighted in blue.

(*Reflects frontage of proposed semi-detached lot)

Proposed semi-detached lot (in yellow) will still be larger than surrounding semi-detached properties highlighted in blue

City of Alexandria

Date Created: 10/20/2009

